

Westchester Village Project
8740 La Tijera Boulevard
Westchester, CA 90045

General Plan: C2
Zoning: R4

150 units of multifamily homes allowable per zoning
136 institutional quality multifamily home units requested

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Prepared by:

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136 units

LOT AREA: 1200SF ± = 1.29 AC
DENSITY: 136 UNITS / 116 DU/AC
UNIT MIX: S -- 24 units @ 20SF - 18%
1BR - 63 units @ 70SF - 61%
2 BR - 29 units @ 100SF - 21%
136 UNITS TOTAL

RT DENSITY @ 108 DU/AC = 140 UNITS

KITTYHAWK

4-5 Story
APARTMENT BUILDING
30 units / floor
Interior 5th Floor Eliminated (14 units)

MADERA BOULEVARD

SEPUVEDA AVENUE

Institutional Development
Advisors ("IDA")

1613
1:400
N 1/2

136 units

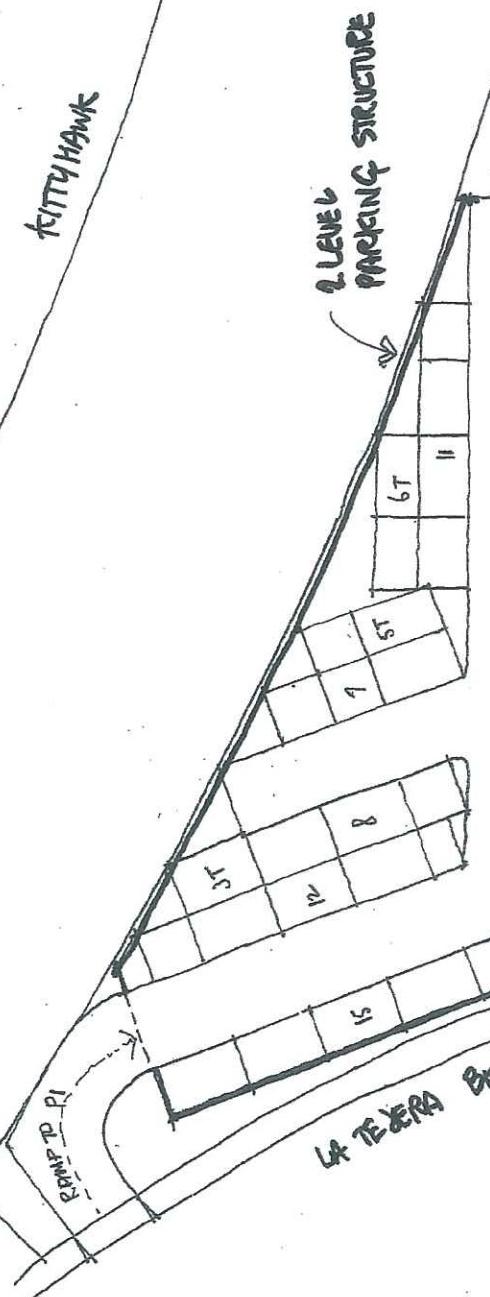
PARKING PROVIDED

24	STUDIOS (1:1)	24	STUDIOS
83	1BR (1:5:1)	125	STUDIOS
29	2BR (2:0:1)	58	STUDIOS
<u>TOTAL</u>		<u>207</u>	STUDIOS

parking provided		TOTAL	
	DIRECT THROU		
P1	P1	76	38
P2	P2	76	38
		76	38

Average 21

KITTY HAWK



SEE PULVEDA ELEVATION

0 20 40 60 80 100
1:20-0

dmn 16/13



